

VALLE DE ORO

Valle de Oro Community Planning Area

2000 Census Population: 40,035

Community 2020 Target: 42,850

Working Copy Population: 42,850

KEY ISSUES IDENTIFIED AT 2 COMMUNITY WORKSHOPS AND MEETINGS:

- Maintain general plan – main development pattern.
- Maintain slope standards.
- Traffic – regional traffic commuting through community.
- Group target is flexible to assure that it changes with refinements to the model.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities and uses reflect the current patterns of development and growth.
- Semi-Rural areas reflect the existing uses and existing patterns of development.
- Much of the area's land use is determined by existing specific plans.
- The majority of the area in the Public/Semi-Public category is preserve.

Land Use Distribution Criteria:

- The community is generally either built, preserved or in a specific plan area.
- Recognized existing patterns of development and growth.
- Allowed some growth based on infrastructure and existing parcelization.
- Environmental constraints determined density patterns in the Sweetwater River area.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Planning Group:

- Recommended changing open space areas from a designation of Public/Semi-public to a new Open Space designation.

SWEETWATER

Sweetwater Community Planning Area

2000 Census Population: 12,951

Community 2020 Target: 16,303

Working Copy Population: 15,250

KEY ISSUES IDENTIFIED AT 10 COMMUNITY WORKSHOPS AND MEETINGS:

- Impacts to community character from rapid development in the City of Chula Vista.
- Environmental impacts from the alignment and construction of the SR-125 toll road.
- Community desire to be removed from the City of Chula Vista's sphere of influence.
- Annexations have physically divided the community and resulting development has ignored community character.
- As the number of commuters in surrounding jurisdictions has increased, local roads have become congested with regional traffic.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- The traditional services provided by a village core are located in the adjacent city of Chula Vista.
- Village Core and Village densities reflect existing commercial designations and development patterns.
- Semi-Rural areas reflect the existing patterns of development.
- Rural area consists of floodplain and sensitive habitat along the Sweetwater River.

Land Use Distribution Criteria:

- Recognized existing patterns of development and land uses. Very few changes in density were made because the residential areas are largely developed.
- Recognized existing land ownership – over half of the community planning area is designated public/semi-public lands.
- Low densities were assigned to lands within the rural area surrounding the Sweetwater River.

ADVISORY GROUP RECOMMENDATIONS:**Interest Group:**

- No major issues identified.

Planning Group:

- No major issues identified.

SPRING VALLEY

Spring Valley Community Planning Area

2000 Census Population: 59,324

Community 2020 Target: 69,292

Working Copy Population: 67,700

KEY ISSUES IDENTIFIED AT 6 COMMUNITY WORKSHOPS AND MEETINGS:

- Impacts on community character and public services from increased development of low-income housing.
- Incompatible mix of land uses – undesirable commercial uses (auto repair, liquor stores, etc.) adjacent to residential uses.
- Lack of recreational parks and open space.
- Overwhelming feeling of neglect by the County – lack of code enforcement.
- Community's desire to incorporate.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities reflect existing commercial designations and development patterns.
- Semi-Rural areas reflect the existing patterns of development.
- Rural area contains steep slopes and is adjacent to federal preserve.

Land Use Distribution Criteria:

- Recognized existing patterns of development and land uses. Very few changes in density were made because the community is largely developed.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Planning Group:

- Desire to retain existing general plan.

CREST/DEHESA/HARBISON CANYON/GRANITE HILLS

Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Planning Area

2000 Census Population: 9,426

Community 2020 Target: 12,000

Working Copy Population: 11,000

KEY ISSUES IDENTIFIED AT 5 COMMUNITY WORKSHOPS AND MEETINGS:

- Traffic – speeding issues on wider roads and poorly engineered private roads.
- Impacts to community character from Sycuan Casino – traffic, visual façade, lighting and groundwater concerns.
- Annexations not respecting surrounding character. Incompatible development in neighboring City of El Cajon – higher density.
- Concern over decreasing groundwater and high concentration of nitrates.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Semi-Rural areas reflect the existing patterns of development.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns – topography isolates the four subregions.
- Recognized existing patterns of development and lack of infrastructure.
- Recognized small commercial cores with future growth planned adjacent to core.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 179 persons

- Several areas in the central portion of the community are proposed by the Interest Group to change from 1 du/20 ac to 1 du/40 ac due to sensitive biological habitats (all within the MSCP pre-approved mitigation area), steep slopes and lack of infrastructure and development pattern.
- One area in the northern portion of the community (Avocado Groves) is proposed to change from 1 du/4 ac to 1 du/40 ac due to sensitive biological habitats and steep slopes.

Planning Group:

- One area in the central portion of the community (adjacent to Crest) is proposed to change from 1 du/20 ac to 1 du/2 ac due to public request and adjacency to existing development pattern.

LAKESIDE/PEPPER DRIVE-BOSTONIA

Lakeside Community Planning Area

2000 Census Population: 72,370

Community 2020 Target: 85,754

Working Copy Population: 87,400

KEY ISSUES IDENTIFIED AT 7 COMMUNITY WORKSHOPS AND MEETINGS:

- Retain rural character, which means preserving or enhancing the following:
 1. Undeveloped areas in the northern section of the community and within the Lakeside MSCP Archipelago
 2. Existing semi-rural neighborhoods (Moreno Valley, Eucalyptus Hills, Blossom Valley, and Upper Rios Canyon) and existing agriculture areas in El Monte Valley
 3. Open space buffers along community boundaries
 4. Commercial businesses that reflect rural character
 5. Environmental resources (lake, river valleys and reservoir)
- Contain higher-density development within existing urbanized areas.
- Retain and enhance Lakeside's historic town center.
- Retain or expand business opportunities while reducing visual and other impacts associated with commercial/industrial development.
- Reduce impacts of regional traffic (Highway 67), which divides the community.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities are contained within the southwest portion of the community, which includes the densely developed Pepper Drive-Bostonia area. Lakeside's Village and Village Core are substantially built-out, and for that reason minimal change is proposed to this portion of Lakeside's land use plan. Higher densities were only applied to select parcels; additional high-density development would only be possible through a redevelopment program.

- Semi-Rural densities are located in established neighborhoods and reflect existing development patterns. Semi-rural densities were retained in Moreno Valley and in El Monte Valley, which contains land subject to dam inundation or agricultural contracts. Undeveloped parcels are limited and typically contain steep slopes and poor infrastructure. Semi-rural densities were applied to the Lakeside MSCP Archipelago, which contains slopes and significant biological habitats.
- Rural Lands were primarily located within the northern section of Lakeside, which is located outside the CWA. This area has rugged terrain, sensitive biological habitats, poor access, and a lack of existing water/sewer service. Rural Lands are also applied to the San Diego River basin, public land, and land containing a combination of very steep slopes and significant biological habitats.

Land Use Distribution Criteria:

- Existing development patterns and parcelization.
- Infrastructure constraints: road networks and sewer/water lines.
- Environmental and physical constraints – steep and very steep slopes, water bodies and reservoir locations, significant biological resources, and floodplains.
- Safety issues (dam inundation).
- Buffers established between communities.
- Agricultural contracts / preservation at 1 du/10 ac densities.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal increases population by approximately 235 persons

- Proposes higher density development in lower Eucalyptus Hills, one of Lakeside's semi-rural neighborhoods.
- Proposes Village densities along the Lakeside/Alpine border.
- Proposes higher densities within and around Riverway Specific Plan.
- Proposes to expand semi-rural development in the northern section of the community in an area with poor access and services.
- Proposes Village densities within a portion of the Lakeside MSCP Archipelago (an area with steep slopes and highly significant biological habitats).

Planning Group:

- Proposes elimination of High Meadows Ranch (SPA).
- Proposes reduced density on two properties “hard-lined” during MSCP: (A) 1 du/acre to 1 du/2 acre, and (B) 1 du/2 acre to 1 du/40 acre. Both contain steep or very steep slopes and highly significant biological resources.
- Proposes to retain existing density (1 du/acre versus 1 du/4 acre) within the Lakeside MSCP Archipelago. The group’s rationale is that density reductions will reduce land values, thus making the County subject to a lawsuit.
- Proposes to retain existing density (1 du/4 acre versus 1 du/20 acre) in a portion of El Monte Valley, which contains very steep slopes and significant biological resources.
- The quantity and location of commercial/industrial use within Lakeside remain a major issue that will be addressed once the distribution of residential use is determined.
- Requests that the General Plan designation be changed to match the Zoning regulation in several sections of the community where the zoning effectively produces a lower density.

ALPINE

Alpine Community Planning Area

2000 Census Population: 16,681

Community 2020 Target: 27,369

Working Copy Population: 30,200

KEY ISSUES IDENTIFIED AT 17 COMMUNITY WORKSHOPS AND MEETINGS:

- Forest Conservation Initiative Issue – planning group advances the idea of planning for private areas affected by FCI, which is due to sunset in 2010.
- Planning group does not agree with GP2020 Population modeling/methodology and believes the area will never achieve the target numbers without additional planning for FCI areas.
- Planning group requested additional housing opportunities and commercial/industrial opportunities should be planned to support the Village.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities and uses for the community are located in and around the historic country town center along Alpine Boulevard between Tavern Road and Cole Grade Road. Village areas extend to areas south of the town to reflect existing parcelization, schools, and traffic nodes (Tavern and South Grade). Growth would predominantly occur in the Village and Semi-Rural densities due to sewer availability in and adjacent to the Alpine Sanitation District.
- Semi-Rural areas reflect the existing 2- to 4-acre parcelization and existing patterns of development.
- Rural areas consist of areas with steep terrain, sensitive biological habitats, a lack of infrastructure, parcelization, and adjacent to National Forests lands outside of the County Water Authority boundary.

Land Use Distribution Criteria:

- Recognized existing patterns of development.
- Available infrastructure determined density patterns.
- Environmental constraints determined density patterns.
- Buffers established between communities.
- Preserved land on steep slopes by maintaining 10-, 20-, and 40-acre densities.

ADVISORY GROUP RECOMMENDATIONS:**Interest Group:**

Interest Group proposal increases the population by approximately 1,985 persons

- The Interest Group proposes to raise densities in areas the planning group considers to be physically constrained by either existing development patterns or natural features. Conflicts between the Interest Group recommendations and the planning group direction are in raised densities in areas to the east and north of the existing Village, and the Interest Group recommends lower densities in the Wrights Field than the planning group.

Planning Group:

- Recommend Working Copy – December 2002 map be accepted for further testing and refinement.

TECATE

Mountain Empire Subregional Planning Area

2000 Census Population ¹ :	156
Community 2020 Target ² :	1,000
Working Copy Population:	450

KEY ISSUES IDENTIFIED AT 1 COMMUNITY WORKSHOPS AND MEETINGS:

- Reinforce existing commercial and industrial core at the border.
- Maintain commercial and industrial areas.
- Impacts to community character from Tecate, Mexico.
- Traffic – regional traffic commuting through community.
- The Rural Lands category and residential designation do not respect the existing border character.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village and Semi-Rural densities and uses for the community are located in areas adjacent to the City of Tecate, Mexico.
- Semi-Rural areas reflect the existing industrial and commercial uses and existing patterns of development. Growth would predominantly occur in the Village/Semi-Rural densities due to lack of sewer availability.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and existing parcelization.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns.
- Buffers established between community and Rural lands to the north.
- Recognized existing patterns of development and existing industry and commercial uses.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 70 persons

- The Interest Group map proposed a change from 1 du/40 ac at the border, and north to Potrero, to 1 du/80 ac due to biological resources.

Sponsor Group:

- Possible recommendation of Working Copy – December 2002 map to be accepted for further testing and refinement.

¹ *subarea does not include group quarters*

² *community target not yet endorsed by the Board of Supervisors*

JAMUL/DULZURA

Jamul/Dulzura Subregional Planning Area

2000 Census Population: 9,208

Community 2020 Target: 18,641

Working Copy Population: 22,550

KEY ISSUES IDENTIFIED AT 14 COMMUNITY WORKSHOPS AND MEETINGS:

- Maintain historical character.
- Maintain the rural character of the subregion.
- Preserve environmental resources.
- Traffic/border issues are of concern to the community.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- No Village Core densities. Community utilizes adjacent Valle de Oro Village Core areas.
- Village densities are located adjacent to SR-94 on lots that are currently built inside the County Water Authority.
- Semi-Rural areas reflect the existing patterns of development both inside and outside the County Water Authority boundary.
- Rural areas are located in areas with steep slopes, sensitive biological habitats and areas dependent on groundwater.

Land Use Distribution Criteria:

- Densities determined by existing parcelization and size of parcels outside of the County Water Authority.
- Transitioning of development away from the village was key to establishing a pattern of development within the County Water Authority.
- Environmental constraints (slope, lack of water, Multiple Species Conservation Program) determined densities outside of the County Water Authority.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 964 persons

- Several areas outside of the County Water Authority are proposed by the Interest Group to change from 1 du/40 ac to 1 du/80 ac to preserve environmental resources.

Planning Group:

- Retain existing general plan.
- Would like to investigate ‘groundtruthing’ of actual buildable land within the subregion before accepting a new map.